

APPRAISAL OF REAL PROPERTY

LOCATED AT:

2010 ASHE ST Deed Book 6266, Page 128 Durham, NC 27703-4122

FOR:

Habitat For Humanity of Durham 215 North Church St. Durham,NC 27701

AS OF:

February 20, 2010

BY:

I. Jarvis Martin, SRA Martin & Company P. O. Box 1410 Durham, NC 27702 (919) 682-5506 Apprrtp@aol.com

Pro	perty Desc	ription		UI	VIFORE	VI RES	IDENTI/	AL APPR	MISAL	KEPU			2637
	Property	Address 2	2010 ASHE					City Durham			State NC		27703-4122
ı				6266, Pag	e 128			T V 2000) DET	ouns & &EG	County Du		monto ¢
_			o. 112488	ity of Durha	ъ С	urrent Outan	r Sun Trust	Tax Year 2009	n.E. 1	axes \$ \$56		Special Assess Iner Te	
		rights appra		Fee Simple	Leaseh		Project Tyr		C		(HUD/VA only		
5		hood or Pro		East Durh				Map Refe	rence 0831	-15-52-7			37063-0010.01
H	Sale Price	e \$		Date of Sa				and \$ amount of				seller	
ı	Lender/C			manity of D	urham			North Church Box 1410, D			7702		
	Appraise Location		rvis Martin. Urban	SKA	n Rura		Predominar	Single	e family hou	sing Pre	sent land use	% La	nd use change
ı	Built up	=	Over 75%	25-75%	_	er 25%	occupancy	PRICE	family hou A (y	GE One 1	amily 45		ot likely 🔲 Likely
	Growth ra		Rapid	Stable	Slov		Owner	10	Low_ne	ew 2-4 fa	amily25	5 Ir	process
		values 🔲	•	Stable	🔯 Deci	lining	⊠ Tenant	80	High 7	5 Multi-	family <u>20</u>		
			Shortage	🔯 In baland	=	r supply	Vacant (0-	5%) Pr			nercial10) 	
	<u>Marketing</u>	time	<u>Under 3 mos.</u>	3-6 mos	. 🔯 Over	r 6 mos.	Vac.(over	5%) 60	-50)			
	Note: R	lace and t	he racial c	omposition	of the neig Dettiarew	Street we	are not appoint of NC High	praisal facto hway 55 nor	rs. th Miami	Blvd. east	and East 6	End Avenue	south.
	- Meighboth	וטטט טטטווטמ	ilies allu cilai	acionalica.	1 ettigrev	Ollegt We	351, 140 7 ligi	ilivay co non	an mann				
용	Factors th	at affect the	marketability	of the properti	es in the nei	ghborhood (proximity to e	mployment and	amenitles, e	employment	stability, appe	eal to market, e	tc.):
풆	Subject	is located	in East Du	rham. The	neighborh	ood cons	ist of older	single family	homes a	nd duplex	es, conveni	ient to Durha	am Community
黑	College	and down	town.										
NEIGH										W1 100			
		· ·											
	Market cor	nditions in th	ne subject nei	hborhood (inc	dqus gnibul:	ort for the at	ove conclusio	ons related to th	e trend of p	roperty value	s, demand/sı	upply, and mari	ceting time
	such as	data on cor	nnetitive oron	erties for sale	in the neighb	orhood, des	cription of the	prevalence of a	sales and fir	encing cond	essions, etc.));	
	This section	n of Durham	is in the endi	na process of a	lectining with	h investors ir	rental proper	ty currently pure	hasing prop	erty for rede	relopment. Th	e revitalization	of the downtown area,
	the renovat	tion of severa	al older constr	uclions into ne	w residential	condos, and	the developm	ent of new com	mercial area	s, makes this	s area which is	s close to down	lown a destrable a large number of
H	location for	investors. F	home transac	the past 12-24	months due	to the recer	heir is an over	supply of homes	on the mar	ket for sale.	The median s	ales price in 20	08 was \$177,000
							2009 YTD - 2,3		on the man		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Project Info	ormation for	PUDs (If appl	icable) is t	ne developer/	/builder in co	ontrol of the He	ome Owners' A	ssociation (l	10A)?		Yes	No
				the subject pr			/	Approximate tot	al number o	f units for sa	le in the subje	ect project	
				eational facilit	es:					Tanagraph	v Cle	oning to real	
-		See Ma	ap				Corner	Lot Yes	⊠ No	Topograph Size	,	oping to real erage	
	Site area		cation and de	ecription F	RU-5(2) - I	Pacidentis		FOI [169	Z 140 .	Shape		ectangular	
	opecine zo	ning biassin											
	Zonina com	noliance 🖂	Legal					jal 🔲 No zo	ning	Drainage		ог	
		npliance 🗵 est use as imp	Legal [Legal nonco Present use		andfathered	use) 🔲 Illeg			Drainage View	Po Av	or erage	
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)				Main File No. (0002637 Page
Valuation Section		NIFORM RES		APPRAISAL	REPORT	File No. 000263	
ESTIMATED SITE VALUE ESTIMATED REPRODU	JE Iction Cost-New-Of IM 149 Sq. Ft. @\$55.0		\$ <u>10</u> ,	square foot calculated	ation and for HUD te property): Ma	as, source of cost estima , VA and FmHA, the estimans of the cost Hard Cost	ated remaining andbook, alo
		_ = `		with local cost	estimates wer	e used to estimate v	alue of
Garage/Carport	So Et @\$	_ =		lot sales.	ovements. La	nd Value is based on	current vaca
Total Estimated Cost N	Sq. Ft. @\$ ew	= \$ 68	,695				
E Less Phy	ysical Functional	External	50	834			
Depreciation		=\$ =\$		861			
"As-is" Value of Site Im	provements	=\$		200			
	COST APPROACH SUBJECT	=\$ COMPARABI		D61 Estimated Ren		mic Life is 5-10 years COMPARABI	
1TEM 2010 ASH		1013 N. Guthrie A		214 N. Hyde Park		1208 Gilbert Stree	
Address Durham		Durham		Durham		Durham -	
Proximity to Subject	\$	0.93 MILES N	30,000	0.34 MILES NW	22.90(0.83 MILES N	23,00
Sales Price Price/Gross Living Area						§ 22.33 ⊄	建数据数类型
Data and/or		MLS/Realtor #169	5798	MLS/Realtor# 165	4748	MLS/Realtor# 166	4256
Verification Source VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjus
Sales or Financing		Cash		Cash		Cash	
Concessions Date of Sala/Time		None Known 12/22/09		None Known 11/12/09		None Known 10/30/09	!
Date of Sale/Time Location	Average	Average		Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	!
Site View	Drainage Proble Drainage Proble	Average Average	-5;000	Average Average	-5,000	Average Average	-5,00
Design and Appeal	Ranch	Ranch	0,000	Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average A89/E30-35	
Age Condition	A90/E35-40 Poor	A90/E30-35 "As is"		A89/E30-35 "As Is"		Needs TLC	
Above Grade	Total Bdrms: Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 3 2	6 3 1	+1,500 +1,470	6 3 1 1,010 Sq. Ft.	+1,500 +7,170	5 2 1 1,030 Sq. Ft.	+1,500 +6,570
Gross Living Area Basement & Finished	1,249 Sq. Ft. None	1,200 Sq. Ft. None	T1,410,	None	17,170	None	. 0,07
Rooms Below Grade							
Functional Utility	Average FWA	Average FWA/Central	-2,500	Average None		Average FWA/Central	-1,500
Heating/Cooling Energy Efficient Items	None	None	2,000	None		None	
Garage/Carport	None	2- Car Carport	-3,000	None		None	
Porch, Patio, Deck, Fireplace(s), etc.	Porch None	Porch None		Porch None		Porch None	•
Fence, Pool, etc.	Chain Link	None	+200	None	+200		
Driveway	Gravel	Dirt :	-7.330	Gravel :	3.870	Gravel	1,570
Net Adj. (total) Adjusted Sales Price							1,070
of Comparable		\$		\$		S S	24,570
Comments on Sales Comp	parison (including the sub	pject property's compatible	ility to the neighbor	rhood, etc.): <u>All</u>	sales are con	nparable in terms of ing of this property. A	size, age, di sales
warrant a downward	adjustment for bette	er site, due to subjec	t's drainage pr	oblem.	illa ana mana	119 07 0110 21 21 21 21	
	<u> </u>	_ .					
ITEM	SUBJECT	COMPARABLE I		COMPARABLE I		COMPARABLE	NO. 3
		No Prior 12 mth Sales History	T I	08/07/2009, \$50,00 DB 6296-793	u	No Prior 12 mth Sales History	
within year of appraisal	Sales History	•					
	reement of sale, option, o	r listing of subject proper	ty and analysis of	any prior sales of subjec	t and comparable	s within one year of the d	ate of appraisal:
None							
INDICATED VALUE BY SAL				***	D 64.W-W-	\$	25,000 N/A
INDICATED VALUE BY INCO	OME APPROACH (if Appli	cable) Estimated Mari t to the repairs, alterations	ket Rent S s inspections or c		oss Rent Multiplier	ompletion per plans & spe	
Conditions of Appraisal:		to mo repaire, anoraliem					
Final December The	Sala Comparison Ar	proach provides the	hest indication	of value, with good	support from	the Cost Approach.	THIS URAR
FORM IS A COMPLE			, DOGE II JOIOGRAFI	701 Taide; Wall good			
			alle the the the section	and of this report board	an the chave cons	lillone and the cartification	contingent
The purpose of this apprais and limiting conditions, and	ial is to estimate the mari I market value definition t	ket value of the real prope hat are stated in the attac	erty that is the subj hed Freddie Mac F	ect of this report, based t form 439/FNMA form 100	on me above com 14B (Revised	06/93).	i, contingent
(WE) ESTIMATE THE MAR	KET VALUE, AS DEFINEI), OF THE REAL PROPER	TY THAT IS THE S	UBJECT OF THIS REPORT	r, as of	, February 2	
WHICH IS THE PATE OF IN	SPECTION AND THE EFF	ECTIVE DATE OF THIS RE	PORT) TO BE	\$ Visory appraiser (on	25,000	424,5	750
APPRAISER/ James	Martin	* (5 100) 2 2	SUPER Signatu		a. ii iiLQUINED).		Did Not
lame I. Jarvis Martin, S	SRA I	A CADLING E SI	Name Name			Inspect	Property
Date Report(Signed Febr State Certification # A157		State		eport Signed ertification #		S	tate
or State License #		State		Elicense #			tate

UNIFORM RESIDENTIAL APPRAISAL REPORT MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more lavorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject. COMPARABLE NO. 4 COMPARABLE NO. 5 COMPARABLE NO. 6 ITEM SUBJECT 2010 ASHE ST 3814 Angler Avenue Durham Address Durham 2.80 MILES SE Proximity to Subject FEET STREET, S 32,800 \$ Sales Price 中原源外域等 Price/Gross Living Area **中**\$ 25.08中 \$ \$ MLS/Realtor# 1644939 Data and/or Verification Sources DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. DESCRIPTION DESCRIPTION +(-)\$ Adjust. VALUE ADJUSTMENTS Cash Sales or Financing None Known Concessions Date of Sale/Time THE RESERVE 02/26/2009 Location Average Average Leasehold/Fee Simple Fee Simple Fee Simple -5,000 Drainage Proble Average Site Drainage Proble Average View Design and Appeal Ranch Ranch Quality of Construction Average Average A90/E35-40 A80/E30-35 Age "As is" Condition Poor Total Bdrms Baths 5 3 2 Total Bdrms Baths 5 3 1 Total Bdrms Baths Total Bdrms Baths Above Grade +1,500 Room Count 1,308 Sq. Ft. <u>-1,77</u>0 Sa. Ft. Sq. Ft. Gross Living Area 1,249 Sq. Ft None None Basement & Finished Rooms Below Grade Average Functional Utility Average Heating/Cooling FWA FWA None None Energy Efficient Items Garage/Carport None None Porch Porch, Patio, Deck, Porch Fireplace(s), etc. None None +200 Chain Link Fence, Pool, etc. None Gravel Gravel Driveway -5,070 + Net Adj. (total) Adjusted Sales Price 27,730 of Comparable 01/02/2009, \$36,000 Date, Price and Data No prior sale DB 6117/P501 Source for prior sales 3 Year within year of appraisal Sales History Comments:

		F	IRREA / USPAP	ADDENDUM		
Owner	Sun Trust Bank					
City	s 2010 ASHE ST Durham		County Durham		State NC	Zip Code 27703-4122
Lender/Client	Habitat For Hun	nanity of Durham	ing Address (Andrews) of the	nergen i en	errenere en parez	
		ed in the attached Stat			ARRING ARTS AND ARTS	CAN STATE OF THE S
					 	
Scope					Barrer Contract	
The Sales Co	mparison & Cost A	Approaches to value w	ill be used in this repo	rt. The most recent com	parable sales fro	m the subject's market are
will be used in	this analysis, alor	g with a review and correctation. Marshall & S	onsideration of current wift Valuation Service	active listings with this n	narket area. The ost approach, alc	ng with consideration of
	rable land sales.	Todation material a				
			- Aptenio			
n.5653		Market and the property of the	ZZEDNICZNE KONTOROWYCZ STO		TANKER KATALONIA	
The Intended I	Use of this Apprais	sal Report is to estimat	te a value to assist in r	otential future sale. This	is the ONLY INT	ENDED USE OF THIS
APPRAISAL R	REPORT, The Inter	nded User of this repor	rt is the client,Habitat t	or Humanity of Durham.	There are no oth	er Intended Users.
				. a) (a, -1)		
			- Samuel Company of the Company of t			
Current listing info	erty region: The prope	erty was listed at the tin	ne of my property insc	ection. The property is	listed by Triangle	Realty Associates, Brian
	with 156 DOM.	Try Was noted at this in	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Drive calas This s		voor galen history				
Prior sale: Triis I	property has no 3	year sales history.				
-	// And Add The S					
The typical exp	osure time for since	le family homes in the	market area and pric	e range is 90 days, The	average Marketir	g Time is over 180 days.
Personal (non-re	ealty):Transfers					
None						
Additional Comm	nents					
The current con-	dition of this prope	erty reduces it market a	appeal, and value.			
				A-0-1-1-1		
						
					<u>.</u>	
				1.45		
	Tana a Pompunasiona					
This appraisal ass	signment was not base	ed on a requested minimum	valuation, a specific valuati	on, or an approval of a loan.		i
My compensation	n is not contingent u	pon the reporting of a pr	redetermined value or dire	ction in value that favors th	e cause of the clie	nt, the amount of the value
estimate, the attai	nment of a stipulated r	esult or the occurrence of a	subsequent event.			
				•		
		and the same of th				
///	n 11 L	TE CONTROL				,
Y. Yar	ins Marti	16/2 2001		•		
Appraiselys). <u>I. Jar</u>	vis Martin, SRA	ADLIN ADLIN		ry Appraiser(s):		
ffective date / Repo	ort date:	February 2012910	Effective of	ate / Report date:		

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

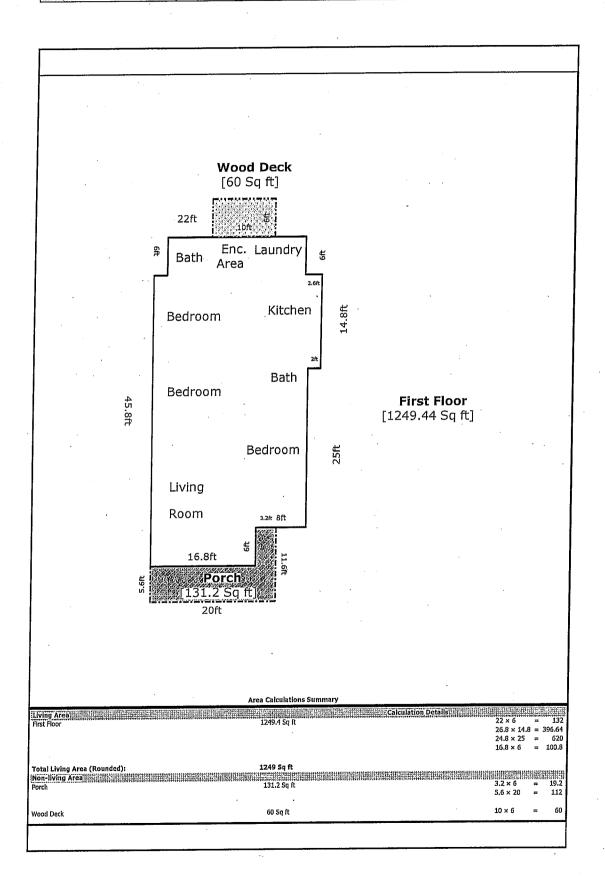
- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
- 4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
- 7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 2010 ASHE ST, Durham, NC 27703-4122 SUPERVISORY APPRAISER (only if required): APPRAISER arms Signature: Name: 1. Janvis Martin, SRA Date Signed: Date Signed: / February 22, 2010 State Certification #: State Certification #: A1575 or State License #: or State License #: State: NC Expiration Date of Certification or License: Expiration Date of Certification or License: 6/30/2010 ☐ Did Did Not Inspect Property

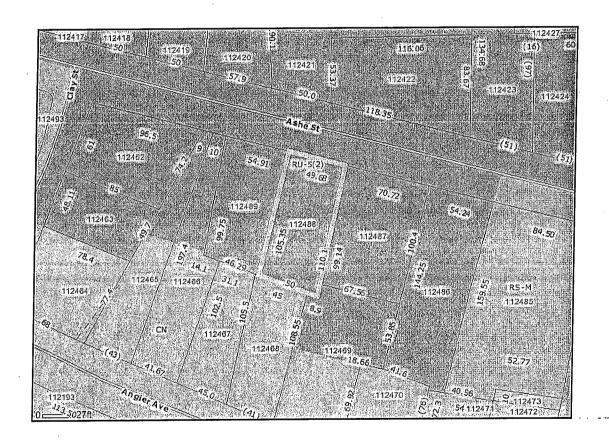


Owner	Sun Trust Bank			
Property Address	s 2010 ASHE ST			
City	Durham	County Durham	State NC	Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham			



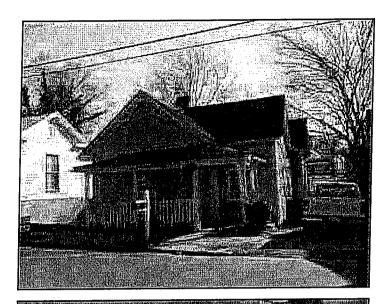
Site Map

Owner	Sun Trust Bank			
Property Address	s 2010 ASHE ST			
City	Durham	County Durham	State NC	Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham			



Subject Photo Page

· · _				
Owner	Sun Trust Bank			
Property Addres	ss 2010 ASHE ST			
City	Durham	County Durham	State NC Zip	Code 27703-4122
Lender/Client	Habitat For Humanity of Durham			



 Subject Front

 2010 ASHE ST

 Sales Price

 Gross Living Area
 1,249

 Total Rooms
 5

 Total Bedrooms
 3

 Total Rathrooms
 2

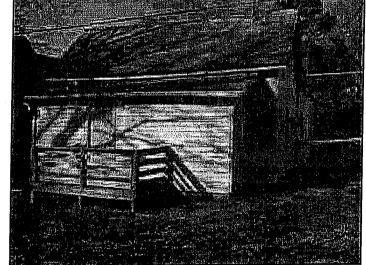
Total Bathrooms Location

View

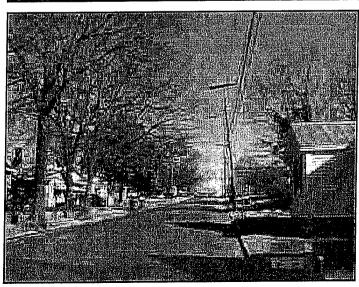
Site Quality

Average
Drainage Proble
Drainage Proble
Average
A90/E35-40 Age





Subject Street



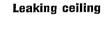
Subject Photo Page

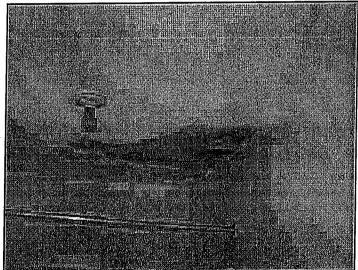
Owner	Sun Trust Bank		
Property Addres	s 2010 ASHE ST		
City	Durham	County Durham	State NC Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham	•	



Water standing in rear yard
2010 ASHE ST
Sales Price
Gross Living Area 1,249
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2 Total Bathrooms Location

Average
Drainage Proble
Drainage Proble
Average
A90/E35-40 View Site Quality





Damaged vinyl



Subject Interior Photo Page

Owner	Sun Trust Bank			
Property Addres	SS 2010 ASHE ST			
City	Durham	County Durham	State NC	Zlp Code 27703-4122
Lender/Client	Habitat For Humanity of Durham	-		



Interior

1,249

2010 ASHE ST Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location

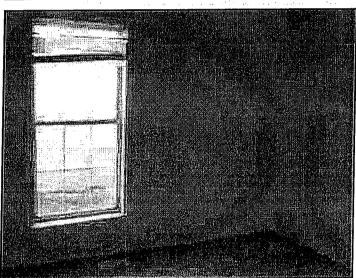
View

Site

Quality

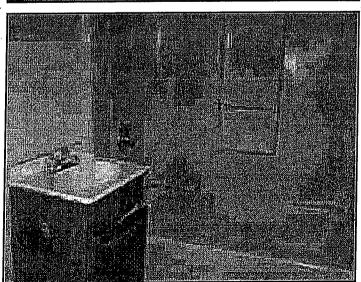
Average
Drainage Proble
Drainage Proble
Average
A90/E35-40

Interior



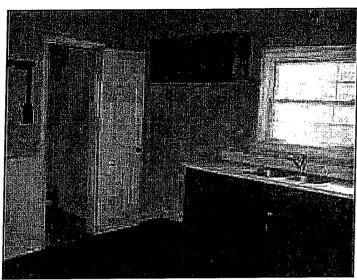
Subject Interior

Bath



Subject Interior Photo Page

Owner	Sun Trust Bank			
Property Addres	s 2010 ASHE ST			
City	Durham	County Durham	State NC	Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham		·	



Subject Interior 2010 ASHE ST Sales Price Gross Living Area 1,249 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 2 Locallon Average View Prainces Services

View

Site

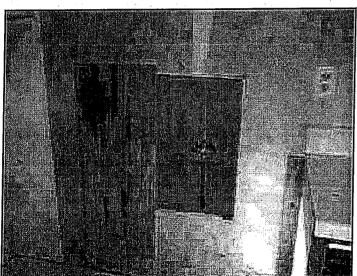
Quality

Average
Drainage Proble
Drainage Proble
Average
A90/E35-40

Kitchen

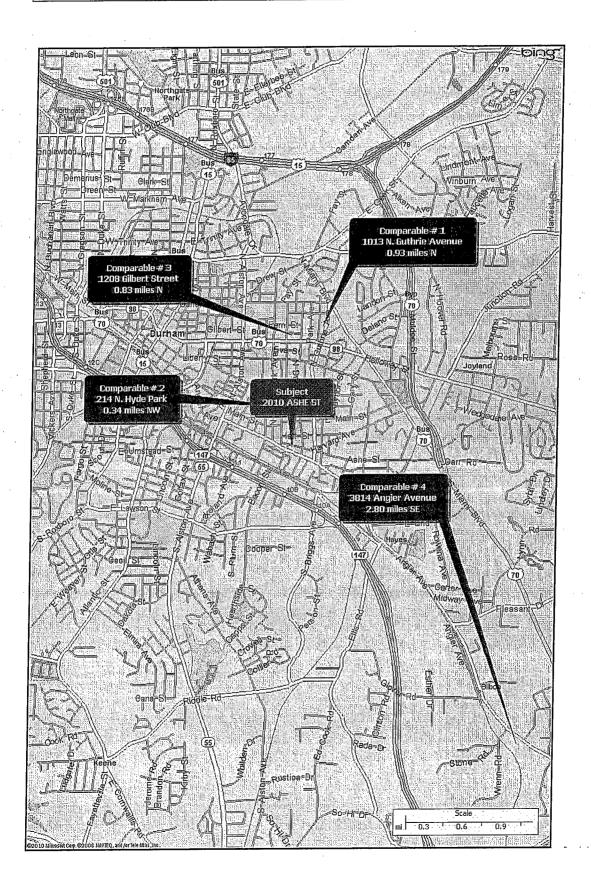


hole in wall



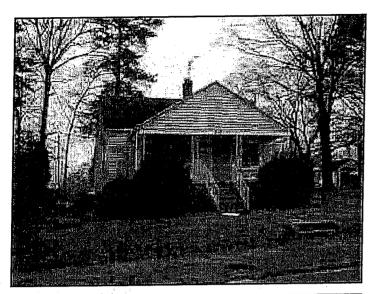
Location Map

Owner	Sun Trust Bank			
Property Addres	S 2010 ASHE ST			
City	Durham	County Durham	State NC	Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham			



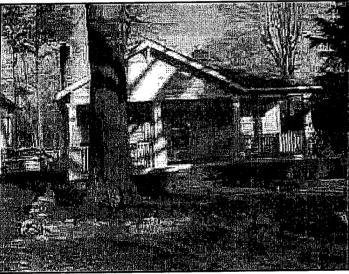
Comparable Photo Page

Owner	Sun Trust Bank			
Property Address	SS 2010 ASHE ST		01-1	75- Ondo 07700 4400
City	Durham	County Durham	State NC	Zip Code 27703-4122
Lander/Client	Habitat For Humanity of Durham			



Comparable 1

1013 N. Guthrie Avenue Prox. to Subject Sales Price 0.93 MILES N 30,000 Gross Living Area 1,200 Total Rooms Total Bedrooms Total Bathrooms Location Average View Average Average Site Quality Average A90/E30-35 Age



Comparable 2

214 N. Hyde Park Prox. to Subject 0. 0.34 MILES NW Sales Price 22,900 Gross Living Area 1,010 **Total Rooms** Total Bedrooms Total Bathrooms Location Average View Average Average Site Quality Average A89/E30-35 Age

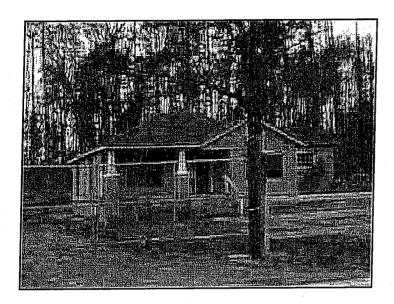


Comparable 3

1208 Gilbert Street 0.83 MILES N Prox. to Subject Sales Price 23,000 1,030 Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location Average Average View Site Average Quality Average A89/E30-35

Comparable Photo Page

Owner	Sun Trust Bank				
Property Addres	SS 2010 ASHE ST		<u> </u>		
City	Durham	County Durham		State NC	Zip Code 27703-4122
Lender/Client	Habitat For Humanity of Durham				



Comparable 4

3814 Angier Avenue

Prox. to Subject 2.80 MILES SE Sales Price 32,800

Gross Living Area 1,308
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1

 Location
 Average

 View
 Average

 Site
 Average

 Quality
 Average

 Age
 A80/E30-35

Comparable 5

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

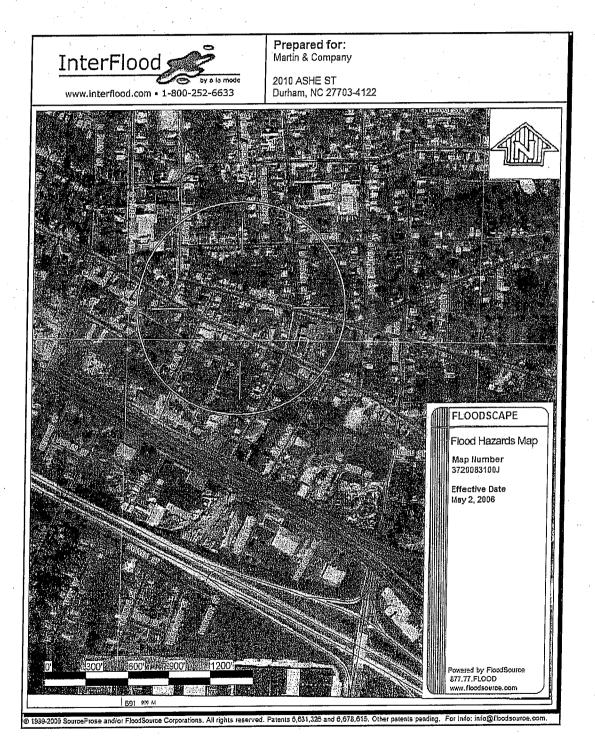
Comparable 6

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age



Flood Map

Owner	Sun Trust Bank					
Property Address	2010 ASHE ST					· .
City	Durham	County Durha	m	State NC	Zip Code 27703-4122	!
Lender/Client	Habitat For Humanity of Durham					





FROM:		INV	DICE
I. Jarvis Martin, SRA	•		
Martin & Company		I STATE OF INVOIGEN	
P. O. Box 1410		0002	
Durham, NC 27702			ERRORING PROPERTY
		2/23/2	2010
Telephone Number: (919) 682-5506	Fax Number: (919) 493-1304	Selection and Constitution and the Selection and Selection	de-incastinguisheri24 oct 578 ff. and produce
		REFER	
то:		internal Order #: 0002	637
John Scales		Lender Case #:	
Habitat For Humanity of Durham 215 N. Church St.		Client File #:	
Durham, NC 27701		Main File # on form: 00026	637
Bulliam, NO 27701		Other File # on form:	
Telephone Number: (919) 682-0516	Fax Number:	Federal Tax ID: 56-13	46048
Alternate Number:	E-Mail:	Employer ID:	
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Property Address: 2010 ASHE ST City: Durham	ity of Durhan	·	•
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Property Address: 2010 ASHE ST City: Durham County: Durham Legal Description: Deed Book 6266, P	State: NC	•	AMOUNT
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	Please Return This Portion Wi	th Your Payment
FROM:		AMOUNT DUE
John Scales		AMOUNT ENCL
Habitat For Humanity of Durham		
215 N. Church St.		
Durham, NC 27701		
		SE SOUTH CALLS
Telephone Number: (919) 682-0516	Fax Number:	
Alternate Number:	E-Mail:	
		Internal Order #

T0: I. Jarvis Martin, SRA Martin & Company P. O. Box 1410 Durham, NC 27702 AMOUNT DUE: \$ 400.00

AMOUNT ENCLOSED: \$

0002637

DATE
2/23/2010

REFERENCE

Internal Order #: 0002637

Lender Case #:
Client File #:
Main File # on form: 0002637

Other File # on form: Federal Tax ID: 56-1346048

Employer ID: